

CLARK LIBRARY ANNEX-COUNCIL CHAMBERS, 217 SOUTH MAIN STREET, 3RD FLOOR, LOCKHART, TEXAS

Council present:

Councilmember John Castillo
Councilmember Juan Mendoza
Councilmember Jeffry Michelson

Mayor Lew White
Councilmember Brad Westmoreland
Councilmember John Lairsen
Mayor Pro-Tem Angie Gonzales-Sanchez

Staff present:

Steve Lewis, City Manager
Joseph Resendez, Assistant City Manager
David Fowler, Planning Director
Keeli Michna, Finance Director
Danny Williams, Police Captain

Brad Bullock, City Attorney
Julie Bowermon, City Secretary
Sean Kelley, Public Works Director
Gary Williamson, Police Chief

Citizens/Visitors Addressing the Council: Linda Haden of Caldwell County Food Bank; Sam Regonini of Seton Ascension Care-A-Van; Nicole Douglas of CASA of Central Texas; representative of Combined Community Action – Meals on Wheels; Nicole Burnet of Golden Age Home Assisted Living; representative of Hays-Caldwell Women's Center; Diana Coker of the Lockhart Area Senior Citizen Center; Susan Patterson of Take Me Home – Advocates for Transport; Citizens: Gene Mundahl; Jadyn Bateman, Elija Sanchez, Marcos Mojica; Linda Hinkle, Cesar Ochoa; Veronica Saldana, Victor Torres, Juan Torres, Manuel Oliva, Frank Recio; Will Gates of Palm Harbor Homes; Shanna Ramzinski of Caldwell County Appraisal District; and Will Wachel of TRC.

Work Session 6:30 p.m.

Mayor White opened the work session and advised the Council, staff and the audience that staff would provide information and explanations about the following items:

DISCUSSION ONLY

A. PRESENTATION BY NON-PROFIT AND SPECIAL INTEREST ORGANIZATIONS REQUESTING FUNDING FOR AN ANNUAL CONTRIBUTION FROM THE CITY OF LOCKHART FOR FISCAL YEAR 2025-2026.

Mayor White requested the following to address the Council:

Linda Haden of the Caldwell County Food Bank provided information about how the organization provides meals to needy families of the community. She stated that the organization is requesting a contribution in the amount of \$10,000.

Sam Regonini of Seton Ascension Care-A-Van provided information about how the van allows Seton to provide primary medical care to children. He stated that the organization is requesting a contribution in the amount of \$10,000.

Nicole Douglas of CASA of Central Texas provided information about how the organization advocates for children in the foster care system. She stated that the organization is requesting a contribution in the amount of \$12,000.

Representative of Combined Community Action – Meals on Wheels provided information about how the organization provides meals to needy senior citizens in the community. She stated that the organization is requesting a contribution in the amount of \$8,000.

Nicole Burnet of Golden Age Home Assisted Living provided information about how they provide assisted living for retirees that reside in their facility. She stated that the organization is requesting a contribution in the amount of \$10,000.

Representative of Hays-Caldwell Women's Center provided information about how the organization assists abused women and children. She stated that the organization is requesting a contribution in the amount of \$10,000.

Diana Coker of the Lockhart Area Senior Citizen Center provided information about the activities, meals and events that the center offers to senior citizens in the community. She stated that the organization is requesting a contribution in the amount of \$4,000.

Susan Patterson of Take Me Home – Advocates for Transport provided information about how the organization supports the Lockhart Animal Shelter by transporting animals to different cities/states for adoption efforts. She stated that the organization is requesting a contribution in the amount of \$25,000.

RECESS: Mayor White stated that the Council would recess for a break at 7:24 p.m.

ITEM 1. CALL TO ORDER.

Mayor Lew White called the meeting to order at 7:35 p.m.

ITEM 2. INVOCATION, PLEDGE OF ALLEGIANCE.

Mayor White gave the Invocation and led the Pledge of Allegiance to the United States and Texas flags.

ITEM 3. PUBLIC COMMENT.

Mayor White requested citizens to address the Council. There were none.

ITEM 4-A. HOLD A PUBLIC HEARING AND CONSIDER AN APPEAL OF THE PLANNING AND ZONING COMMISSION'S DENIAL OF APPLICATION SUP-25-05 BY GENE MUNDAHL OF AIR PRO, INC. ON BEHALF OF JADYN BATEMAN FOR A SPECIFIC USE PERMIT TO ALLOW A MANUFACTURED HOME ON 0.31 ACRES IN THE BYRD LOCKHART LEAGUE, ABSTRACT NO. 17, ZONED RMD RESIDENTIAL MEDIUM DENSITY DISTRICT AND LOCATED AT 105 CEDAR STREET.

Mayor White opened the public hearing at 7:40 p.m.

Mr. Fowler stated that the item is an appeal of the Planning and Zoning Commission's denial of SUP-25-05, a request to allow a manufactured home to be placed at 105 West Cedar Street. The applicant filed an appeal to the denial based on the provisions found in 64-127 (c) 7 of the Lockhart Code of Ordinances. The applicant produced a list of 13 neighboring residents who supported the application. Staff also received two letters of opposition to the application. Staff had recommended approval unless significant expression of opposition was received, because the application is able to meet City requirements.

Mayor White requested the applicant to address the Council.

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Gene Mundahl, representing the property owner, requested approval of the specific use permit. He stated that the manufactured homes are nice, well built, and he believes it will suit the neighborhood. He stated that parking will accommodate three parking spaces.

Jadyn Bateman, applicant, 105 W. Cedar Street, stated that the existing house on the property has served her family for many years yet it is not livable. She stated that the manufactured home would allow her family to have a new affordable home and that it would be aesthetically pleasing in the neighborhood. She requested approval of the specific use permit.

Elija Sanchez, 105 W. Cedar Street, requested approval of the specific use permit. He stated that the manufactured home would be as aesthetically appealing as a stick built home.

Mayor White requested citizens in favor of the specific use permit to address the Council.

Marcos Mojica, 201 W. Cedar Street, requested approval of the specific use permit. He spoke in support of the family.

Linda Hinkle, 1109 S. Main, stated that she recalled that, while attending the Planning and Zoning Commission meeting, the members' concern was primarily about the proposed lack of a carport and sidewalk. She spoke in support of manufactured homes because she believes they are well built and that manufactured homes are more affordable. She spoke in favor of the approval of the specific use permit.

Cesar Ochoa, 1001 Pearl Street, stated that he recently went through the appeal process and was granted the opportunity to put the manufactured home on his property. He stated that he and his family love their home and are grateful for it. He requested approval of the specific use permit to allow the manufactured home on the property.

Veronica Saldana, 109 W. Cedar Street, spoke in favor of approving the specific use permit to allow the manufactured home for her daughter and future son-in-law.

Victor Torres, 1012 Kate Street, requested approval of the specific use permit.

Juan Torres, 101 E. Cedar Street, spoke in favor of the manufactured home.

Will Gates of Palm Harbor Homes stated that Palm Harbor Homes are the best built in the nation. He stated that the home that the applicant is proposing to purchase is appraised in the low \$200,000. He provided details about the strong built homes. He requested approval of the specific use permit.

Mayor White requested citizens against the appeal to address the Council.

Manuel Oliva, member of the Planning and Zoning Commission, stated that he abstained from voting on the specific use permit during their meeting. He stated that he resides near the property. He stated that he is speaking against the manufactured home because there are no inspections of the house during the installation process, and he expressed concern about the quality of the roof framing and stated that the sheetrock is glued, not screwed, on manufactured homes.

Frank Recio, 1017 Kate Street, spoke against the manufactured home in the neighborhood. He stated that he believes that the manufactured homes should be in specific areas in the community and not in a residential neighborhood.

Mayor White requested additional citizens to address the Council. There were none. He closed the public hearing at 8:20 p.m.

There was discussion about the value of a manufactured home versus a stick-built home.

Shanna Ramzinski, Chief Appraiser, stated that manufactured homes have held up their appraisal value.

There was additional discussion.

Mayor Pro-Tem Sanchez made a motion to approve the appeal and SUP-25-05, as presented, with the provision to add covered parking. Councilmember Lairsen seconded. The motion passed by a vote of 4-3, with Councilmembers Castillo, Mendoza and Westmoreland opposing.

ITEM 5-B. PRESENTATION AND CONSIDER THE PROPOSED FISCAL YEAR 2025-2026 BUDGET FOR CALDWELL COUNTY APPRAISAL DISTRICT (CCAD).

Shanna Ramzinski of the Caldwell County Appraisal District provided details and there was discussion about the CCAD budget.

Councilmember Westmoreland made a motion to accept the CCAD's Fiscal Year 2025-2026 budget, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM C. PRESENTATION BY TRC REGARDING LOCKHART'S WATER SUPPLY, POTENTIAL WATER DEMAND AND LONG-TERM WATER SUPPLY PROJECTS.

Mr. Kelley stated that the presentation includes an update from TRC on the current and future projected water demand. The new projections incorporate new developments and their cumulative demands. The presentation will also explore potential upgrades to the City's well field and the considerations needed for establishing these upgrades from the City's Water and Wastewater Master Plan. An update will be provided on the current status of GBRA's WaterSECURE project. Staff have been in discussions with GBRA regarding participating in the next long-term water supply project for several months. This item is for discussion only. However, the next step would be to consider entering a non-binding Memorandum of Understanding (MOU) with GBRA for the participation in the regional water supply project.

Will Wachel of TRC provided information and there was discussion regarding the following:

- Current & Future Water Projections
- Further Development of the Well Field
- Aquifer Considerations
- WaterSECURE Water

ITEM 5-C. DISCUSSION AND/OR ACTION TO APPROVE FOUR (4) NEW LEASES WITH ENTERPRISE FLEET MANAGEMENT TO REPLACE FOUR (4) POLICE DEPARTMENT VEHICLES AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE LEASE AGREEMENTS.

Chief Williamson stated that in March 2020, the City entered into a lease agreement with Enterprise Fleet Management to lease four fully upfitted police vehicles for the Police Department. These vehicles have

served in frontline patrol operations and have reached the end of their lease lifecycle. To ensure operational readiness and minimize maintenance costs associated with aging fleet units, the Police Department recommends entering into a new lease agreement with Enterprise to replace the existing vehicles with four 2025 Ford Police Interceptor Utility vehicles. These vehicles will come fully upfitted with necessary emergency equipment and police package components. Under the proposed agreement, each new vehicle will be leased for \$1,495.05 per month over a 60-month term. The lease includes full upfitting. This renewal ensures the Police Department continues to operate with reliable and modern patrol vehicles while spreading costs over the lease term and avoiding large upfront capital expenditures.

Captain Williams provided details and there was discussion about the fully upfitting police vehicles.

Councilmember Lairsen made a motion to approve four new leases with Enterprise Fleet Management, as presented. Mayor Pro-Tem Sanchez seconded. The motion passed by a vote of 7-0.

ITEM 5-D. DISCUSSION AND/OR ACTION AUTHORIZING THE PURCHASE AND INSTALLATION OF EMERGENCY EQUIPMENT, RADIOS, AND CAMERA SYSTEMS FOR RECENTLY ACQUIRED POLICE DEPARTMENT VEHICLES AND AUTHORIZING THE CITY MANAGER TO EXECUTE PURCHASE AGREEMENTS.

Chief Williamson stated that the Police Department recently acquired two (2) 2025 Ford Police Interceptor Utility vehicles and two (2) 2025 Ford F-150 Police Responder pickup trucks using American Rescue Plan Act (ARPA) funds to expand and modernize the patrol fleet. To place these vehicles into service, each must be upfitted with standard law enforcement equipment, including emergency lighting, sirens, prisoner transport cages, and communication technology. Staff recommends contracting with Fenix Industries of Austin, Texas, for the purchase and installation of emergency equipment and vehicle upfitting. The total cost for outfitting all four vehicles with emergency lights, sirens, safety partitions, and related equipment is \$76,522.52. In addition, the department will purchase four (4) Motorola radios and four (4) in-car camera systems Motorola Solutions, which will also be installed by Fenix. The cost for these communication and recording systems is \$68,393.60. Fenix Industries is a BuyBoard (cooperative purchasing program) vendor. Motorola Solutions is a sole-source provider per Local Government Code 252.022(a)(7)(A). The total cost to fully upfit all four vehicles is \$144,916.12.

Councilmember Lairsen made a motion to approve the purchase and installation of emergency equipment, radios, and camera systems for recently acquired Police Department vehicles, as presented. Councilmember Mendoza seconded. The motion passed by a vote of 7-0.

ITEM 5-A. PRESENTATION AND CONSIDER NON-PROFIT AND SPECIAL INTEREST ORGANIZATIONS REQUESTING FUNDING FOR AN ANNUAL CONTRIBUTION FROM THE CITY OF LOCKHART FOR FISCAL YEAR 2025-2026.

There was discussion about CARTS. Mr. Resendez stated that CARTS requested to make their presentation to request funding during the second meeting in July.

There was discussion about whether Golden Age should be funded since they are a private entity and because their residents pay a fee for services.

There was discussion about funding the remaining entities.

CONSENSUS: After discussion, the consensus of the Council was to remove/not allocate funds to Golden Age Home and to consider the funding allocation amounts for the remaining organizations during the next Council meeting.

ITEM 6. CITY MANAGER'S REPORT, PRESENTATION AND POSSIBLE ACTION

- Temporary relocation of Fire Station No. 1 is now underway.
- Update on traffic signal and intersection improvements on Mockingbird Ln. and San Antonio St.
- Lockhart Police will host a City-wide Neighborhood Watch Organizational meeting on June 18 at the Dr. Eugene Clark Library.
- City offices will be closed on Thursday, June 19 in observance of Juneteenth.

ITEM 7. COUNCIL AND STAFF COMMENTS - ITEMS OF COMMUNITY INTEREST

Councilmember Westmoreland thanked all involved with the successful Chisholm Trail Roundup.

Councilmember Mendoza thanked the Lockhart Chamber for the successful Chisholm Trail Roundup.

Mayor Pro-Tem Sanchez thanked the Lockhart Chamber and all involved with the successful Chisholm Trail Roundup. She expressed condolences to families that have lost a loved one. She wished Councilmember Michelson a Happy belated Birthday.

Councilmember Lairsen thanked all involved with the successful Chisholm Trail Roundup.

Councilmember Castillo thanked the Lockhart Chamber for a successful Chisholm Trail Roundup. He expressed concern about the lack of political freedom shown during the event.

Councilmember Michelson thanked all involved with the successful Chisholm Trail Roundup. He expressed condolences to the family of Kathy McCormick for their loss. He thanked staff for their work during the event.

Mayor White thanked all involved with the successful Chisholm Trail Roundup. He expressed condolences to the family of Kathy McCormick for their loss. He invited all to the Juneteenth celebration. He thanked staff and public safety for their support during the Chisholm Trail Roundup.

EXECUTIVE SESSION

Mayor White announced that the Council would enter Executive Session at 9:55 p.m.

ITEM 8. EXECUTIVE SESSION IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNMENT CODE, TITLE 5, SUBCHAPTER D, SECTION 551.071 – CONSULTATION WITH ATTORNEY TO DISCUSS LEGAL ISSUES RELATED THERETO.

- A. Discussion concerning Cause No. 25-065CVA, Larivee V. City of Lockhart, et al.

OPEN SESSION

Mayor White announced that the Council would enter Open Session at 10:22 p.m.

ITEM 9-A. POSSIBLE ACTION RELATED TO CAUSE NO. 25-065CVA, LARIVEE V. CITY OF LOCKHART, ET AL.

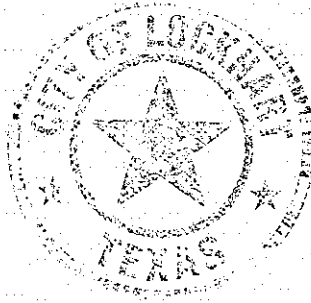
There was no action taken.

ITEM 10. ADJOURNMENT

Mayor Pro-Tem Sanchez made a motion to adjourn the meeting. Councilmember Mendoza seconded.
The motion passed by a vote of 7-0. The meeting was adjourned at 10:23 p.m.

PASSED and APPROVED this the 16th day of June, 2026.

CITY OF LOCKHART



ATTEST:

Lew White
Lew White, Mayor

Julie Bowermon
Julie Bowermon
City Secretary